

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12220 of Calvin Brown as amended pursuant to Sub-section 207.11 of the Zoning Regulations, for a variance from the side yard requirements under Sections 3305 and 7107.22 in the R-1-B District, to permit an addition to a non-conforming structure at 1509 Anacostia Avenue, N.E., Lot 44, Square 5104.

HEARING DATE: November 17, 1976

DECISION DATE: November 17, 1976 (Bench Decision)

FINDING OF FACTS:

1. The subject property is located in a R-1-B District and is a non-conforming structure.
2. The subject house is a two-story, brick, semi-detached building of four rooms, including two-bedrooms.
3. The proposed addition will consist of a bedroom and a kitchen and will be constructed of bricks to match the subject house.
4. Applicant's premises has one side yard and it measures eight (8) feet.
5. The premises adjacent to applicant's and to which applicant shares a common wall has an extension to its premises.
6. There was no opposition to this application.

CONCLUSIONS OF LAW:


Based upon the record the Board concludes that the requested variance is an area variance the granting of which requires the showing of a peculiar and exceptional difficulty and that the narrow width of the said yard does create such a difficulty. The Board further concludes that the relief sought can be granted without substantially impairing the intent, purpose and integrity of the Zone Plan as embodied in the Zoning Regulations and Map.

Accordingly, it is ORDERED that the application is GRANTED subject to the condition that said addition will not extend beyond the depth that the owner of the adjacent property has extended its' addition.

VOTE: 4-0 (William F. McIntosh, Leonard L. McCants, Esq., and Theodore Mariani and William S. Harps)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER: 1-17-77

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.